

Glanmor Brynna Road, Pencoed - CF35 6PD

Bridgend

£185,000

Glanmor Brynna Road

Pencoed, Bridgend

This three bedroom semi detached house presents an opportunity for buyers seeking a property to renovate and personalise. In need of full renovation, the house offers scope to create a comfortable family home tailored to individual requirements and tastes.

The accommodation includes two reception rooms, providing flexibility for a range of uses. These spaces could be arranged to suit family life, whether as separate living and dining rooms or as a combination of a sitting room and home office. The three bedrooms offer further potential for a growing family, guests or additional workspace, subject to the needs of the new owner.

The property is sold with no ongoing chain, making it an appealing option for buyers looking to proceed without the complications of an onward purchase. Its condition provides an opportunity to undertake a comprehensive refurbishment and make the most of the accommodation available.

Located close to Brynna Primary School, the house is well placed for families seeking convenient access to local education. With its three bedroom layout, two reception rooms and potential for improvement, this property will appeal to those ready to take on a renovation project and create a home suited to their own preferences and family needs.













- Three bedroom semi detached house
- In need of full renovation
- Two reception rooms
- Sold with no ongoing chain
- Private enclosed rear garden
- Full of potential to make this a perfect family home
- Walking distance to Brynna Woods
- Close to Brynna Primary School

Entrance

Via part glazed timber door into the entrance hall. Coved ceiling, PVCu frosted double glazed window overlooking the side of the property, radiator and fitted carpet. Stairs leading to the first floor. Doors to lounge, dining room and kitchen. Door to lean too.

Lounge

12' 10" x 10' 5" (3.91m x 3.17m)

PVCu double glazed window overlooking the front of the property, radiator, feature chimney breast, papered walls and fitted carpet.

Dining room

12' 0" x 10' 4" (3.65m x 3.16m)

Coved ceiling, centre fan light, PVCu double glazed window overlooking the rear of the property, radiator, feature chimney breast housing a gas fire and fitted carpet.

Kitchen

8' 6" x 5' 5" (2.60m x 1.64m)

Centre strip light, radiator and PVCu double glazed window overlooking the side of the property. A range of wall and base units with complementary work surfaces. Inset sink. Door to pantry cupboard (1.49m x 0.95m) with frosted PVCu double glazed window overlooking the side of the property.

Lean too
10' 5" x 4' 2" (3.17m x 1.27m)
Pitched ceiling, exposed block walls, glass blocks, PVCu double glazed door leading out to the rear garden and quarry tiled flooring.

First floor landing
Via stairs with fitted carpet and hand rail. Fitted carpet.

Bedroom 1
13' 1" x 10' 6" (4.00m x 3.20m)
Centre fan light, double glazed bay window overlooking the front of the property, radiator and fitted carpet.

Bedroom 2
11' 11" x 8' 11" (3.63m x 2.71m)
Centre fan light, built in cupboard housing hot water tank, PVCu double glazed window overlooking the rear of the property and fitted carpet.

Bedroom 3
8' 9" x 7' 1" (2.66m x 2.16m)
PVCu double glazed window overlooking the rear of the property, radiator and exposed wooden floorboards.

Family bathroom
5' 9" x 5' 4" (1.75m x 1.63m)
PVCu double glazed window overlooking the front of the property, radiator, part emulsioned/part tiled walls and fitted carpet. Three piece suite comprising WC, wall mounted sink and bath.

Outside
Enclosed rear garden mainly laid to lawn. Large front garden with off road parking for two vehicles. Paved pathway leading to the front door. Area laid to lawn. Path leading to the rear garden. Opening to outside storage shed.

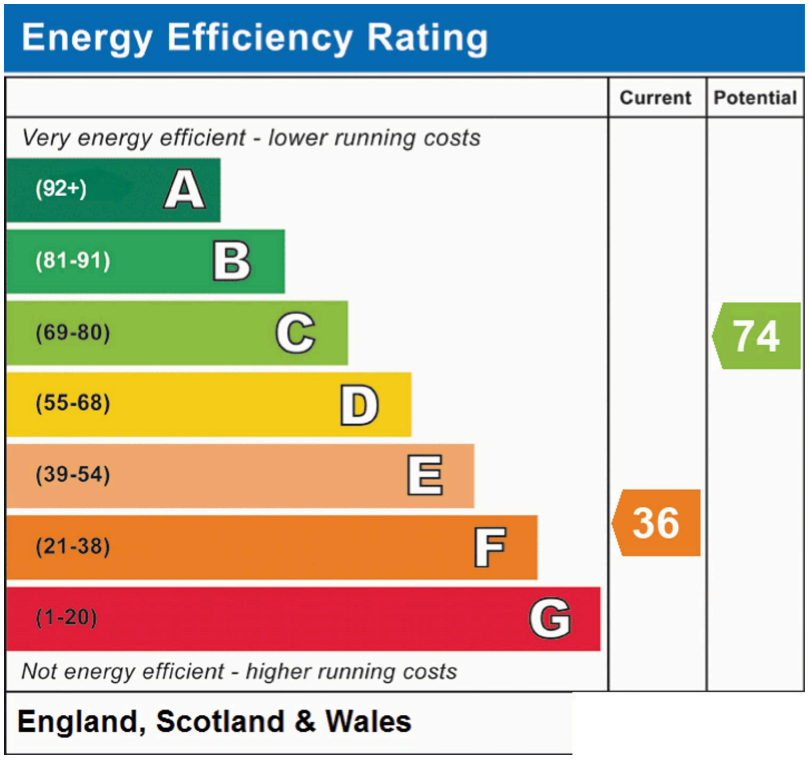








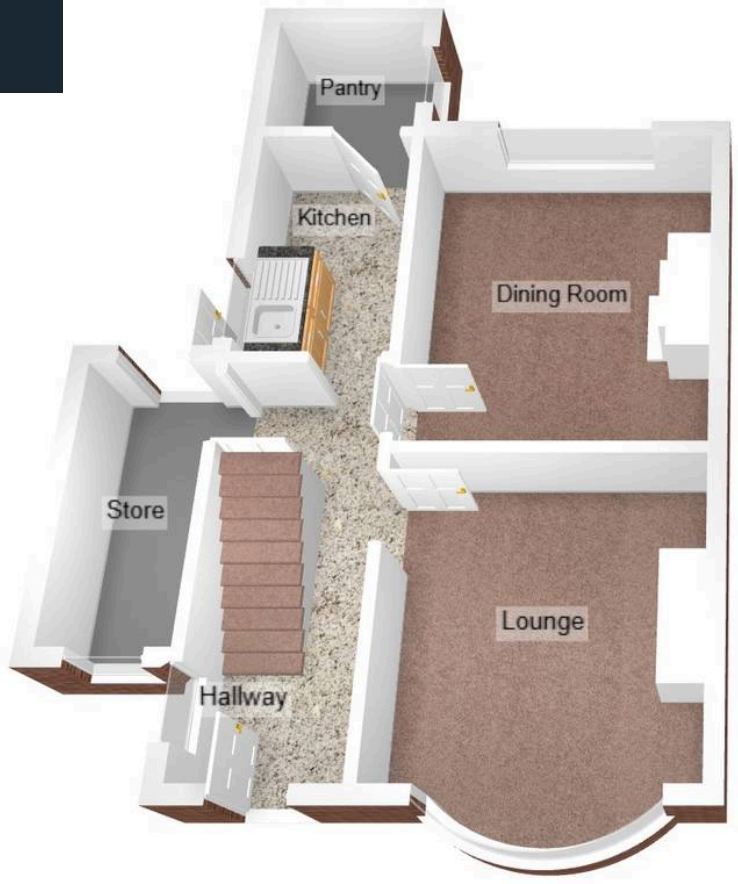


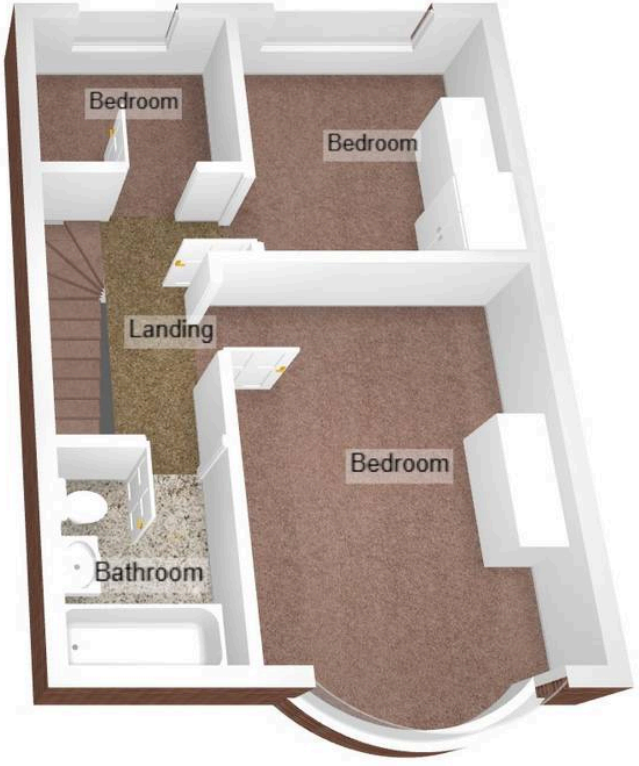

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
36
74
England, Scotland & Wales





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